



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00106
Date Received: 2/11/13
Commission/Civic: Italian Village
Existing Zoning: C-A Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 4/23/13

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

3312.49c: to reduce the required parking from 12 to 0

3312.49b: to reduce the required bicycle parking from 2 to 0

LOCATION

1. Certified Address Number and Street Name 1038 North High Street

City Columbus State Ohio Zip 43201

Parcel Number (only one required) 010-046609-80

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Mikey Sorboro c/o Daniel Morgan (Behal Sampson Dietz, Inc)

Address 990 West 3rd Avenue City/State Columbus, Ohio Zip 43212

Phone # 614-464-1933 Fax # 614-298-2149 Email dmorgan@bsdarchitects.com

PROPERTY OWNER(S):

Name Michael F. Maloof, Cust FBO

Address 2362 North High Street City/State Columbus, Ohio Zip 43202

Phone # 614-271-7572 Fax # Email mma100f@columbus.rr.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Daniel Morgan (Behal Sampson Dietz, Inc.)

Address 990 West 3rd Avenue City/State Columbus, Ohio Zip 43212

Phone # 614-464-1933 Fax # 614-298-2149 Email: dmorgan@bsdarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

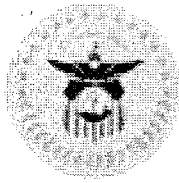
PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-000106

1038 N. High St.

One Stop Shop Zoning Report Date: Tue Feb 12 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1038 N HIGH ST COLUMBUS, OH

Mailing Address: 2362 N HIGH ST

COLUMBUS OH 43202

Owner: MALOOF MICHAEL F CUST FBO ET AL

Parcel Number: 010046609

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Italian Village Commission

Planning Overlay: N/A

Historic District: Italian Village

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

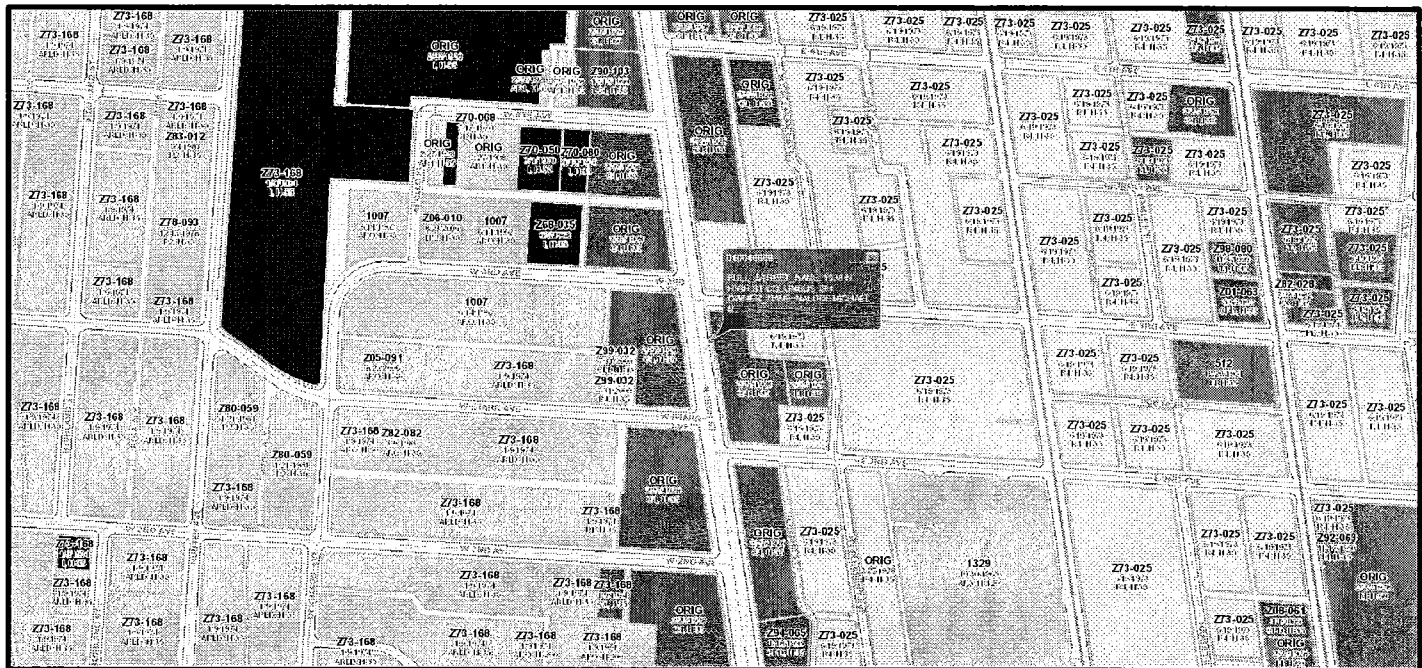
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

13310-000106
1038 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Daniel Morgan
of (1) MAILING ADDRESS Behal Sampson Dietz Inc., 990 W. 3rd Ave., Columbus, Ohio 43212
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 1038 N. High Street
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Michael F. Maloof, Cust FBO

AND MAILING ADDRESS

2362 N. High Street
Columbus, OH 43202

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Mikey Sorboro c/o Daniel Morgan (Behal Sampson Dietz, Inc.)
614-464-1933

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Italian Village Commission
Randy Black
614-645-6821

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
See Exhibit B

☒ (7) Check here if listing additional property owners on a separate page.

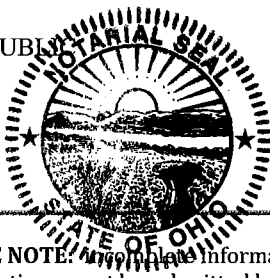
SIGNATURE OF AFFIANT


Subscribed to me in my presence and before me this 11th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



(8)  2.11.13
JEFFREY HALAPARDA
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 6-27-16

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EXHIBIT A

Board of Zoning Adjustment Application

Statement of Hardship

1038 North High Street, Columbus, OH 43201

BZA: _____

The project site is located near the southeast corner of North High Street and East 3rd Avenue, in the Short North. The property is zoned C-4, Commercial. The existing building covers nearly the entire parcel, with no open area for parking. Many buildings in the area contain spaces with similar uses that include little or no on-site parking.

The applicant proposes to lease the 1,285 sq. ft. ground floor unit, 1038 N. High Street for use as a tavern. The change of use of the existing retail art gallery space (1:250) space to tavern (1:75) use requires a variance for parking.

The following variances are requested:

1. Section 3312.49B, Minimum Number of Parking Spaces Required, to permit the change of use of 1,285 sq. ft. of the ground floor from art gallery use to tavern use by reducing the code required bicycle parking for the change of use from two (2) spaces to zero (0) spaces.
2. Section 3312.49C, Minimum Number of Parking Spaces Required, to permit the change of use of 1,285 sq. ft. of the ground floor from art gallery use to tavern use by reducing the code required parking for the change of use from thirteen (12) spaces to zero (0) spaces.

13310-000106
1038 N. High St.

ZONING INFORMATION

PROPOSED IS A NEW TAVERN AT 1038 N. HIGH STREET
PID: 010-046601-20
COMMERCIAL OVERLAY: NA
AREA COMMISSION: ITALIAN VILLAGE COMMISSION
PLANNING OVERLAY: NA
FLOOD ZONE: OUT

EXISTING ZONING - C4

PROPOSED ZONING - C4 (NO CHANGE)

EXISTING USE - RETAIL/ART GALLERY

PROPOSED USE - TAVERN

VARIANCES

3312.44B MINIMUM NUMBER OF PARKING SPACES REQUIRED:
TO REDUCE THE REQUIRED NUMBER OF BICYCLE SPACES FROM 2 TO 0.

3312.44C MINIMUM NUMBER OF PARKING SPACES REQUIRED:
TO REDUCE THE REQUIRED NUMBER OF VEHICULAR SPACES FROM 12 TO 0.

PARKING CALCULATIONS

EXISTING

RETAIL/ART GALLERY

1285 SQ.FT./250 = 5 SPACES
EXISTING SPACES REQUIRED = 5 SPACES

PROPOSED

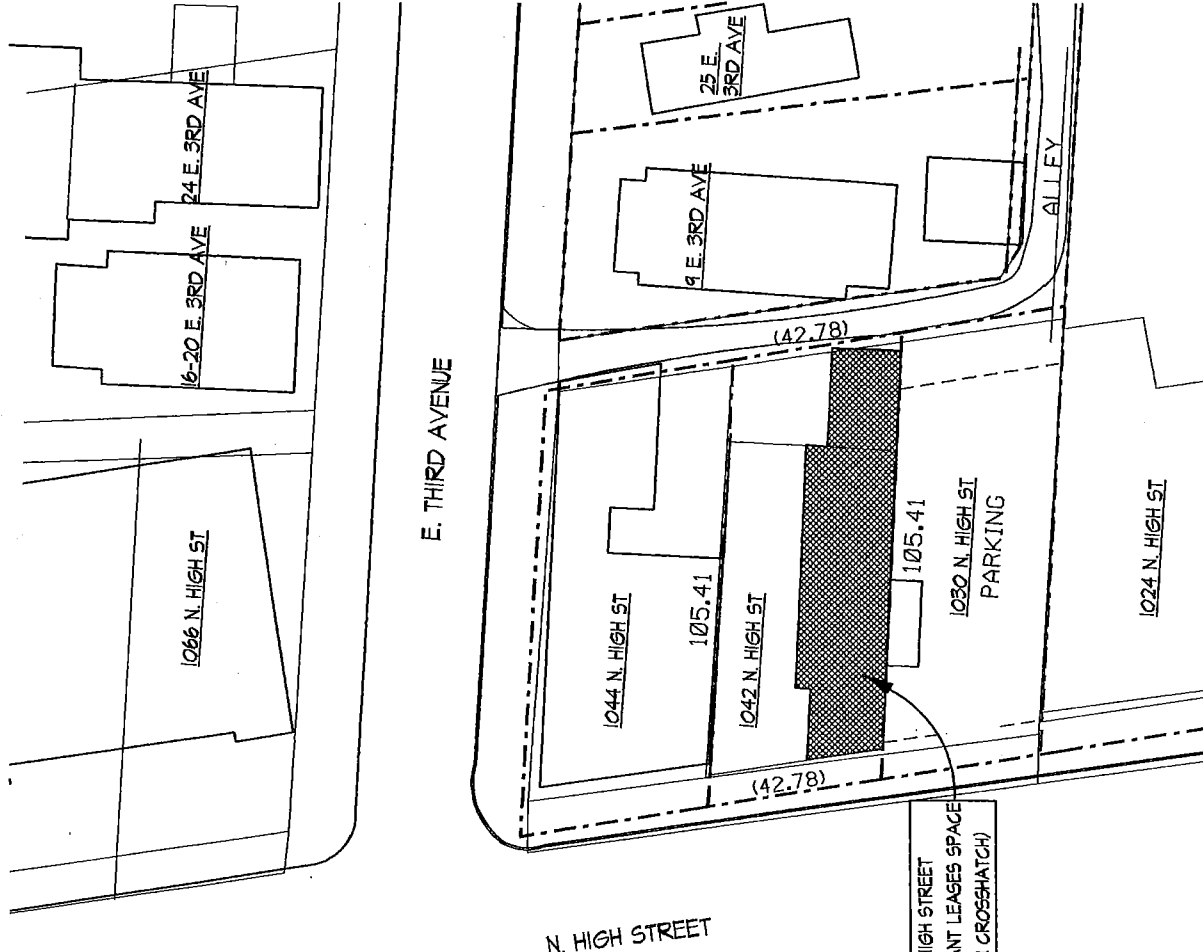
TAVERN

1285 SQ.FT./75 = 17 SPACES
17 SPACES REQUIRED

DIFFERENCE BETWEEN EXISTING REQUIRED AND NEW
REQUIRED: 17 SPACES - 5 SPACES = 12 SPACES

TOTAL SPACES REQUIRED:

EXISTING PROVIDED + DIFFERENCE = 0 + 12 SPACES = 12 SPACES
APPLICANT PROPOSES TO PROVIDE 0 SPACES.



SITE PLAN



B
BRADY & BRADY
ARCHITECTURE & CONSTRUCTION
1038 N. HIGH STREET
COLUMBUS, OHIO 43215
PHONE: 614-265-1843
FAX: 614-265-1844
WWW.BRADYANDBRADY.COM

ODDFELLOWS
1038 NORTH HIGH STREET
COLUMBUS, OHIO

DESCRIPTION	DATE
BZA APPLICATION	2.11.2013

SHEET
SP.1



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010046609

Project Name: RETAIL SPACE

House Number: 1038

Street Name: N HIGH ST

Lot Number: 2-3

Subdivision: WM PHELANS SUB

Work Done: REMODEL

Complex: N/A

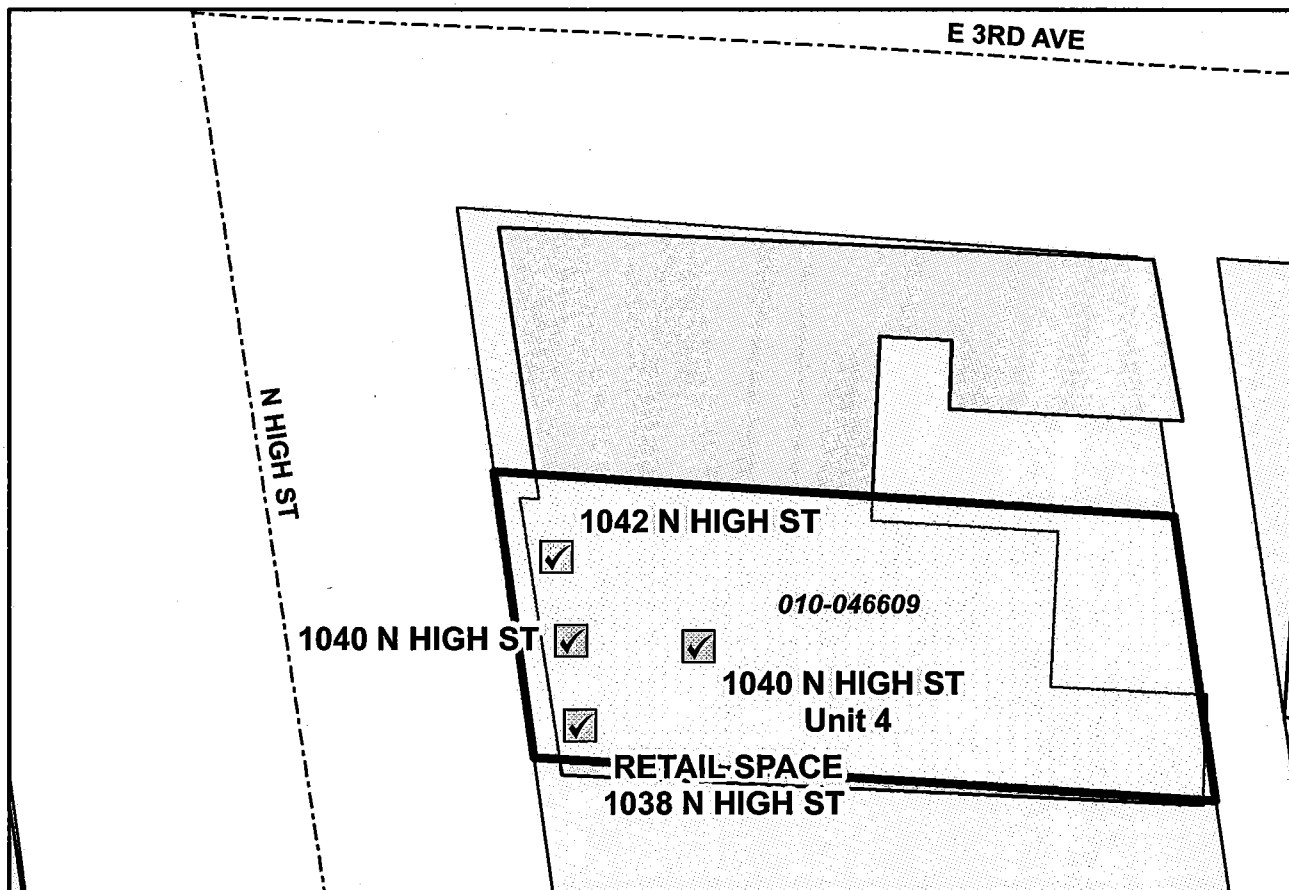
Owner: MALOOF MICHAEL F CUST FBO ET AL

13310-000106
1038 N. High St.

Requested By: BEHAL SAMPSON DIETZ

Printed By: Phil Y. Smith

Date: 2/5/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 30 feet

GIS FILE NUMBER: 689135



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 1/25/13



Disclaimer

Scale = 60

Grid
North

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Users of this map are not to be used as a source of information. Please notify the Franklin County GIS Division of any discrepancies.

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-000106

STATE OF OHIO

COUNTY OF FRANKLIN

1038 N. High St.

Being first duly cautioned and sworn (NAME) Daniel Morgan (Behal Sampson Dietz, Inc.)

of (COMPLETE ADDRESS) 990 W. 3rd Avenue, Columbus, Ohio 43212

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Oddfellows (tenant)

1040 N. High Street, Columbus, Ohio 43201

c/o Mikey Sorboro

Michael F. Maloof, Cust FBO

2362 N. High Street, Columbus, Ohio 43202

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 11th day of FEBRUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

JRH 2.11.2013

My Commission Expires:

6.27.2016

Notary Seal Here



JEFFREY HALAPARDA
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 6-27-16

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